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TRADITION CENTER FOR COMMERCE





Tambone Companies is pleased to have the opportunity to market this distinct property, in partnership with the City of Port St. Lucie, at Tradition Center for Commerce. The Tradition Center for Commerce provides development options within the City of Port St. Lucie, in St. Lucie County, Florida, with over 10 million square feet of office, industrial, warehouse, multi-family residential and retail space.

Tambone and its related companies have developed millions of square feet of office, research, industrial, medical, and retail, facilities for some of the world's most respected and recognized companies. The spectrum of Tambone's capabilities is unusually broad, encompassing large land developments (including platting, zoning and complete from-the-ground-up infrastructure creation), commercial, industrial, office and residential developments, retrofits of existing structures, leasing and facilities management.



Richard P. Tambone
President



Lori Bliss Tambone, P.E.
Co-Founder and Professional Engineer

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PHASE ONE, 84 ACRES 12

ST. LUCIE

The population of St. Lucie County is approximately 300,000 (2019) and twice that in the four-county Treasure Coast region. As in many Florida communities, the high presence of retirees reduces the workforce participation rate and median age, as compared to U.S. average. Population growth rates continue to be strong in the county and region with an influx of both retirees and those seeking employment in an attractive and affordable destination.

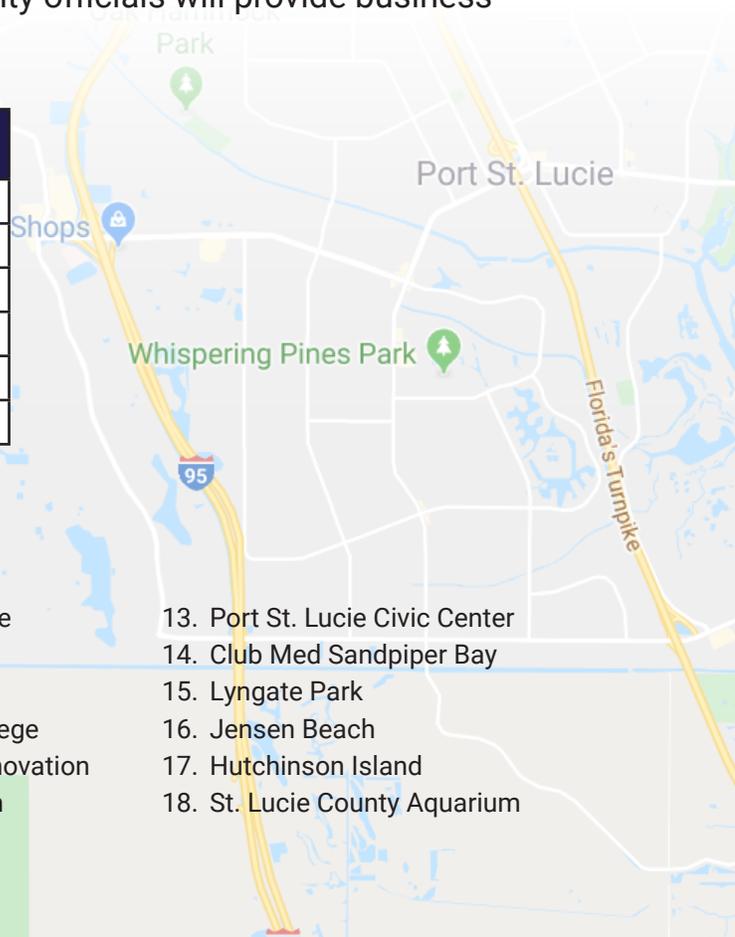
Port St. Lucie is Florida’s seventh largest city by population and the third largest city in South Florida. It occupies an area of 120 square miles in St. Lucie County on Florida’s east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando.

TRADITION

Since its opening in 2003, Port St. Lucie’s master-planned community, Tradition, has undergone substantial growth and development. Tradition is currently home to over 4,000 residential units, two major retail centers, a hotel, hospital and medical office park.

Tradition is poised to become one of the nation’s most successful and prestigious master-planned communities. The proactive local government is dedicated to infrastructure improvements and growth; supportive City and County officials will provide business incentives.

FLORIDA CITIES	DISTANCE	DRIVING TIME
WEST PALM BEACH	52.4 MILES	50 MIN
FORT LAUDERDALE	93 MILES	1 HR 30 MIN
MIAMI	120 MILES	1 HR 50 MIN
VERO BEACH	32 MILES	30 MIN
ORLANDO	129 MILES	1 HR 50 MIN
JACKSONVILLE	235 MILES	3 HR 19 MIN



LOCAL AMENITIES

1. First Data Field
2. St. James Golf Club
3. PGA Golf Club
4. Jensen Beach
5. US Navy SEAL’s Museum
6. The Landing at Tradition
7. Tradition Village Square
8. Parks and Preserves
9. Keiser University
10. Indian River State College
11. Tradition Center for Innovation
12. Torrey Pines Institution
13. Port St. Lucie Civic Center
14. Club Med Sandpiper Bay
15. Lyngate Park
16. Jensen Beach
17. Hutchinson Island
18. St. Lucie County Aquarium

HIGHLIGHTS

21 miles of pristine, natural beaches

11,000 acres of parks and preserves

No state income tax

Known for its dedication to life sciences, innovation, agriculture, marine sciences, oceanography, logistics, and aerospace

City of Port St. Lucie ranks #1 safest large city in Florida

City of Port St. Lucie is among the top big cities in the nation to start a new business

Tradition earned President's Circle Award Recognition for its work in making Port St. Lucie a clean, green, and beautiful community

*
DEMOGRAPHIC SNAPSHOT

321,000

POPULATION 2019 (EST)

The population growth between 2010 and 2016 was **10.3%**. This is significantly higher than the national average of 4.7%.

\$52,330

HOUSEHOLD INCOME

**St. Lucie County*

44

MEDIAN AGE

5.5%

CORPORATE INCOME TAX

142,000

LABOR FORCE

DEMOGRAPHIC SUMMARY

Port St. Lucie (City), FL

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2017 Households	14,160	34,940	83,584
2022 Households	15,514	38,024	90,124
Household Growth (2017-22)	9.6%	8.8%	7.8%
Median Home Value	\$177,585	\$163,903	\$158,695
Average Household Size	2.8	2.7	2.6
HOUSEHOLDS BY INCOME			
< \$25,000	2,090	65,80	19,321
\$25,000 - 50,000	2,989	8,460	20,428
\$50,000 - 75,000	3,291	7,591	17,583
\$75,000 - \$100,000	3,003	6,880	12,976
\$100,000 - \$125,000	1,070	2,313	5,679
\$125,000 - \$150,000	364	733	1,953
\$150,000 - \$200,000	640	1,214	3,093
\$200,000+	712	1,169	2,280
POPULATION BY RACE			
White	29,748	71,708	171,042
Black/African American	6,819	17,841	36,050
Native American	228	547	1,086
Pacific Islander	59	116	249
Asian	1,183	2,500	5,027
Other races	972	2,396	5,116

LOCAL NEIGHBORHOODS

ST. LUCIE WEST is another master-planned community within the City of Port St. Lucie with its primary east-west road, St. Lucie West Boulevard serving as the main connection to the residential, retail and commercial development that only continues to grow. St. Lucie West is proud to be the home of First Data Field, home to the Mets Spring Training. Additional development continues with Town Place at St. Lucie West, a mixed-use project that will only enhance the amenities to the area.



THE CITY OF PORT SAINT LUCIE is proud to be a hometown where people live, learn, work and play, and celebrate all of life's opportunities and dreams. With a growing number of residents, Port St. Lucie is Florida's ninth largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, halfway between Miami and Orlando.



MAIN STREET FORT PIERCE, Inc. is a comprehensive revitalization program designed to encourage economic development in conjunction with historic preservation. Main Street Fort Pierce's track record includes the successful Friday Fest, Sandy Shoes Festival and Sights and Sounds on Second, along with other special events. Their mission is to preserve, promote and build on the historic and natural treasures of their downtown waterfront community.



ST. LUCIE VILLAGE was incorporated in 1961. Today approximately 615 people live in the Village, among them are the Sinnott family and many of the original families are raising their families in the Village. It is a historic area with 34 historic homes, including the oldest house in St. Lucie County. The Village is an independent town with its own Mayor, Aldermen, Clerk, Attorney, Building Official and Marshal. The town has worked to preserve the Village as it is for all to see, a history book of St. Lucie County.



HUTCHINSON ISLAND is a barrier island on the coast of Martin and St. Lucie Counties, Florida. The southern one-third of Hutchinson Island is in Martin County while the northern two-thirds are in St. Lucie County. It is bounded on the east by the Atlantic Ocean, on the south by the St. Lucie Inlet, on the west by the Indian River, and on the north by the Fort Pierce Inlet, which separates it from what is known in St. Lucie County as North Hutchinson Island.



TRANSPORTATION ACCESS

The City of Port St. Lucie has substantial access to interstate, seaport, rail and air infrastructure. Florida's Turnpike and I-95 bisects St. Lucie County offering multiple exits. It is easily accessible by two of Florida's main highways—I-95 and the Florida Turnpike. The Florida East Coast Railway also traverses the County and connects to north and south destinations through its intersection with CSX. The rail has the best reliability record in

the nation along with being the exclusive rail provider to ports in South Florida. There are international airports in multiple locations throughout the region as well as a local airport – Treasure Coast International Airport and Business Park. The Port of Fort Pierce serves the Treasure Coast region on Florida's east coast and is one of 15 seaports in the state of Florida.



**TREASURE COAST CONNECTOR
PUBLIC BUS TRANSIT
GREYHOUND LINES, INC.**



**TREASURE COAST INTL
AIRPORT AND BUSINESS PARK
VERO BEACH REGIONAL AIRPORT**



**PORT OF
FORT PIERCE**

NEW AREA DEVELOPMENT

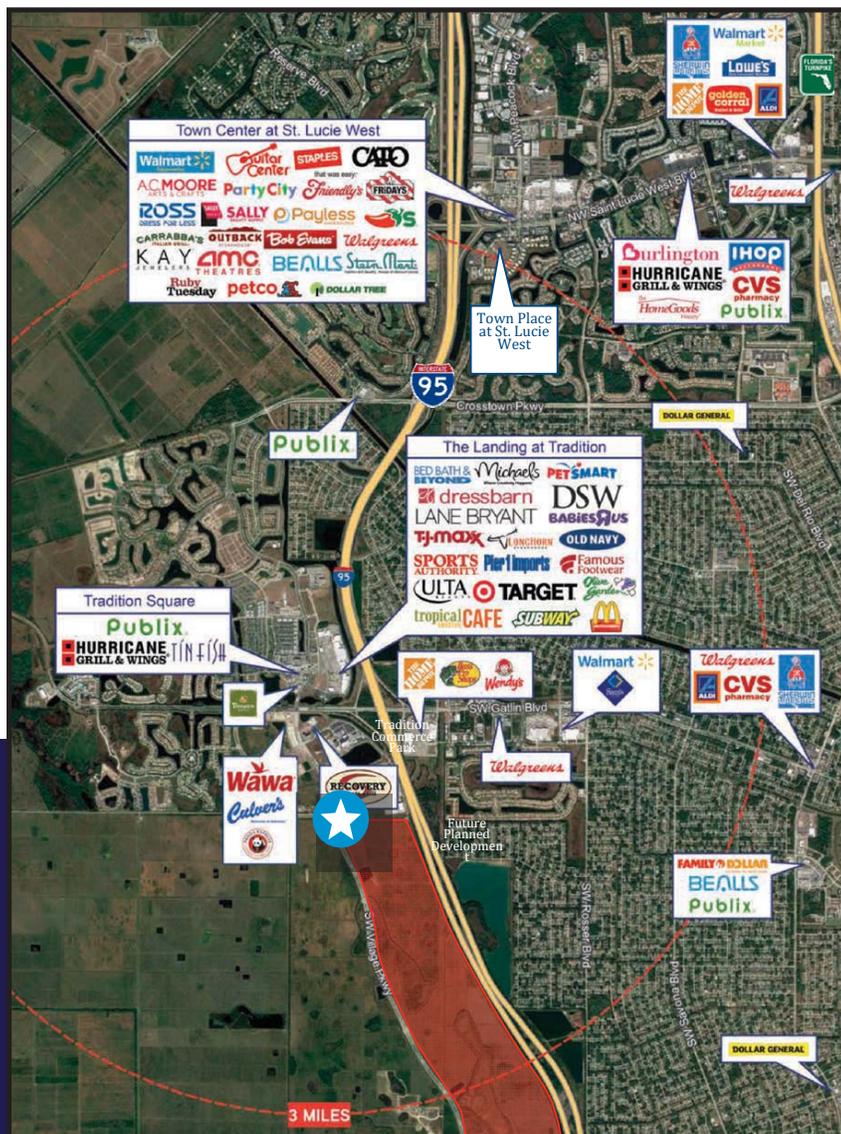
KEISER UNIVERSITY

Keiser University recently invested \$14 million to construct a state-of-the-art campus along SW Village Parkway. The two-story, 74,000-square-foot campus at 9400 Discovery Way is 25 percent larger than the school's previous campus on the east side of the city and can accommodate a total of 1,200 students. The university is located south of Tradition Parkway south of the subject site on SW Innovation Way bringing another significant development project and economic engine for the market and surrounding communities.



CLEVELAND CLINIC TRADITION HOSPITAL

Cleveland Clinic Tradition Hospital located at the Tradition Center for Innovation, opened in 2013. With the expansion of Cleveland Clinic Tradition Hospital, the state-of-the-art, acute care hospital has doubled in size, with a total of nine stories and 180 patient rooms, and other service enhancements.



GATLIN PLAZA

Gatlin Plaza is a ninety-acre site on the southeast corner of I-95 and Gatlin Boulevard in Port St. Lucie, Florida. Home Depot has completed and opened its 150,000 SF store. When complete, the center will have a total of over 400,000 SF of both big box and pad site retail. Ownership intends to seize this amazing opportunity to develop this parcel as a retail power center anchored by nationally recognized tenants.



INNOVATION RETAIL CENTER

Innovation Retail Center, is a 10,200-square-foot shopping plaza on the southeast corner of Innovation Way and Village Parkway. Its aim is to meet the increasing demand by bringing more shopping options to the area. The plaza would be the first retail space in the 3,600-acre Southern Grove Development of Regional Impact, which is bordered by Tradition Parkway to the north, Interstate 95 to the east and the St. Lucie-Martin county line to the south.

NEW AREA DEVELOPMENT

DEL WEBB TRADITION

Del Webb Tradition is an active 55+ adult community located on 205 acres within the unique, master-planned community of Tradition. The project will consist of 550 single-family homes and attached villas in a beautifully designed community offering a variety of amenities. The community is located in the Southern Groves section of Tradition on the southern side of Tradition Parkway, minutes from the subject site.



ARDIE R. COPAS STATE VETERANS NURSING HOME

The Ardie R. Copas State Veterans Nursing Home will be located on the south side of SW Tradition Parkway across from the Brenning at Tradition retirement community. The 120-bed, 123,000 SF facility is expected to be completed March 2020 and will serve veterans from surrounding counties that are reported to contain an estimated 280,000 of Florida's 1.5 million veterans. This is an essential addition as there are no long-term veterans nursing homes within 75 miles of the Treasure Coast.

SPRINGS AT TRADITION

Springs at Tradition is a 304-unit, luxury apartment community located at 11200 SW Village Court in the Tradition development. The community offers amenities such as a resort-style swimming pool, community clubhouse and a state-of-the-art fitness center. This addition will be a welcome addition providing additional housing options to those interested in moving to the area.



GRANDE PALMS AT TRADITION

Atlantic and Pacific Development submitted an application for Grande Palms at Tradition, a 600-unit complex consisting of one, two- and three-bedroom apartments. The project would be on the northwest corner of Village Parkway and Southwest Discovery Way, minutes from the subject site. This addition of multi-family housing would demonstrate how diverse the population in Tradition has become.

RESIDENTIAL DEVELOPMENT

Over 3,500 residences have been built or permitted in the immediate area surrounding Tradition Center for Commerce

VITALIA AT TRADITION
Tradition Plat 77
201 Total Units
122 Completed Permits
37 Issued permits

TRADITION PLAT NO. 20 THE PRESERVE
110 Total Units
12 Issued Permits

LAKEPARK AT TRADITION PLAT 3
314 Total Units
13 Completed Permits
74 Issued Permits

LAKEPARK AT TRADITION PLAT 2
88 Total Units
88 Completed Permits

RIVERLAND
761 Units
154 Completed Permits
288 Issued Permits

SPRINGS AT TRADITION APARTMENT COMPLEX
TOTAL UNITS: 304

FUTURE DEVELOPMENT
TOTAL UNITS: 198

GRAND PALMS APARTMENTS
TOTAL UNITS: 600

PULTE AT TRADITION
402 Units
3 Issued Permits

DEL WEBB
545 Units
108 Completed Permits
55 Issued Permits

- NEW RESIDENTIAL HOME ISSUED PERMITS
- NEW DEVELOPMENT
- SOUTHERN GROVE

DEVELOPMENT IN THE TRADITION CENTER FOR COMMERCE

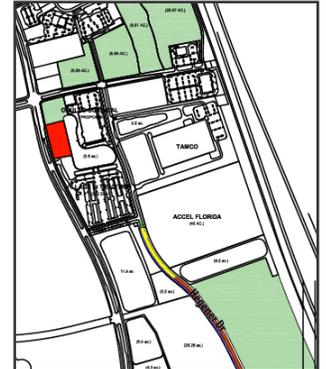
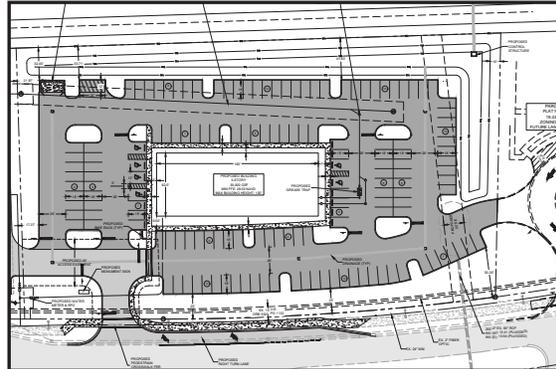
AHS RESIDENTIAL

AHS Residential closed on their 372-unit apartment project in March 2020. They have broken ground on Phase I.



SINGH RETAIL / MEDICAL

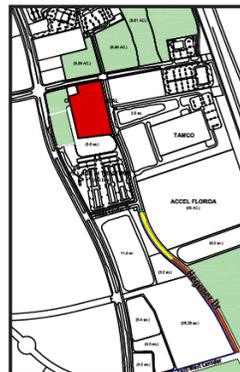
A 3 AC project on the southeast side of SW Village Parkway and SW Discovery Way closed in November 2020 for a proposed 39,000 SF Medical / Retail center.



OCULUS SURGICAL



Oculus Surgical is a German manufacturer of surgical equipment, constructing a brand new 50,000 SF facility on a 9 AC site in the Tradition Center for Commerce. This facility was a consolidation of their operation to create a St. Lucie County / North American Headquarters.



DEVELOPMENT IN THE TRADITION CENTER FOR COMMERCE

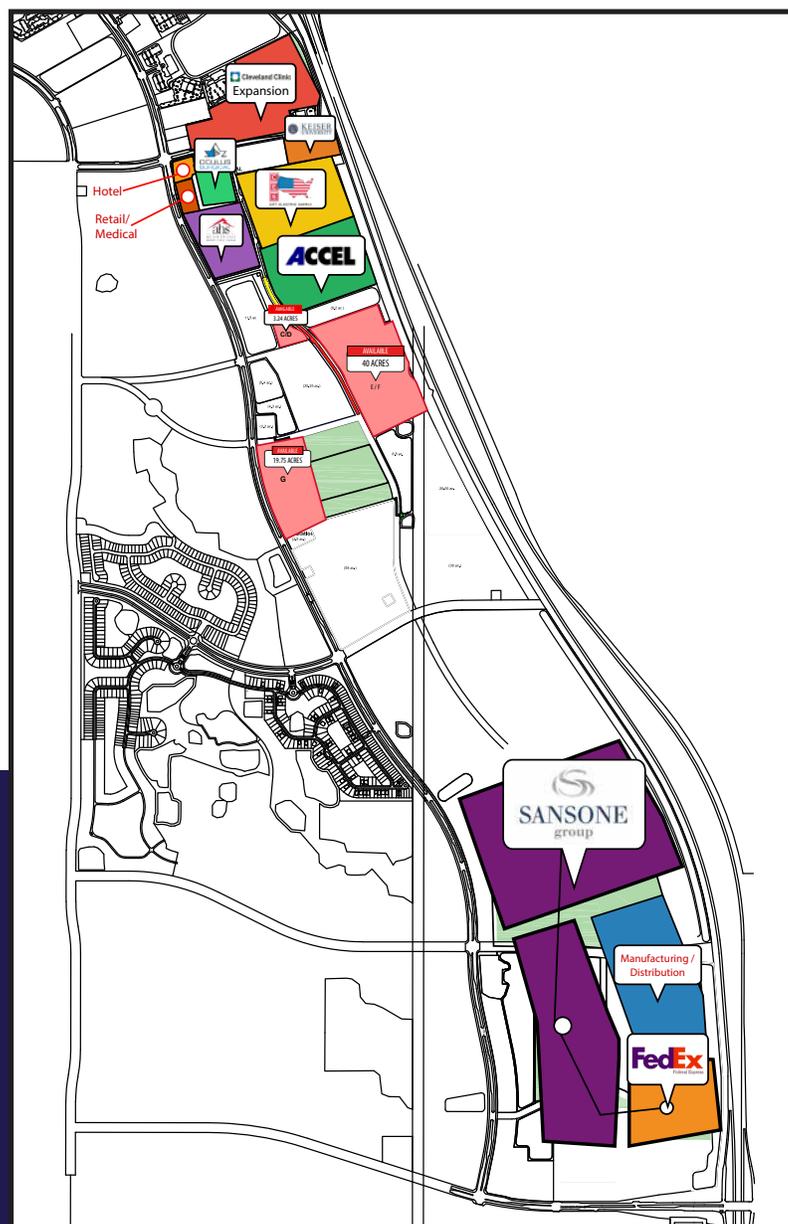


WOODSPRING SUITES

DI Development is under contract to purchase 2 AC on the corner of SW Village Parkway and SW Discovery Way in early 2021. A 122-Room WoodSpring Suites is to be built on the parcel.

TAMCO / CITY ELECTRIC

TAMCO the largest building operated by a private business in St. Lucie County, with their 411,000 SF manufacturing facility in the Tradition Center for Commerce.



ACCEL INTERNATIONAL

Accel International Holdings, a manufacturer of coated wire and cabling, selected Tradition Center for Commerce in Port St. Lucie as the location for expanding their operations in Florida. The company will construct a 150,000 square foot state-of-the-art manufacturing facility on 10 acres of land with a capital investment of over \$55 million and the creation of 125 jobs.

DEVELOPMENT IN THE TRADITION CENTER FOR COMMERCE

SANSONE GROUP - LEGACY PARK AT TRADITION

Sansone Group went under contract in 2020 for a 300 AC Industrial Project at the southern end of the property, to be taken down in phases.

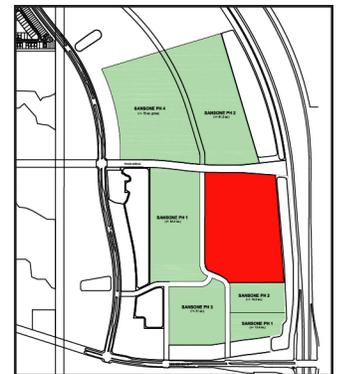
Sansone Group is currently working with several, large build-to-suit users, including their most recent announcement of a 250,000 FedEx Ground facility.



PROJECT BULLET

The City of Port St. Lucie is currently negotiating a Purchase and Sale Contract for Project Bullet, a corporate relocation within the State of Florida, for a 300,000 SF manufacturing and distribution facility.

The facility will be nestled around the Sansone Group lands, in the Southern end of the project near Becker Rd.



TRADITION CENTER FOR COMMERCE

The Tradition Center for Commerce is the largest remaining assemblage in all of South Florida including Miami-Dade, Broward, Palm Beach, Martin and St. Lucie Counties for commercially developable land.

Tradition Center for Commerce is located in Tradition, within Port St. Lucie. The site is approximately 1,247 acres and is approved for a mix of uses including office, retail, industrial, multi-family residential, recreational/entertainment and other beneficial opportunities for citizens.

Available and developable commercial and industrial acreage south of Port St. Lucie is high priced and in short supply. Tradition Center for Commerce is competitively priced and readily available with master infrastructure and a spine road already in place, strategically located in Florida's 7th largest city.

1240+
ACRES OF LAND FOR
DEVELOPMENT

LOCATED WITHIN CITY'S COMMUNITY
REDEVELOPMENT AREA;
ALLOWS FOR INCENTIVES

PARCELS RANGE FROM
1.4 - 400+ ACRES

**PUBLIC INFRASTRUCTURE
IMPROVEMENTS AVAILABLE**
WATER, SEWER, UNDERGROUND
ELECTRIC, GAS, AND FIBER
COMMUNICATIONS

USES
OFFICE
RETAIL
INDUSTRIAL
MULTI-FAMILY
RESIDENTIAL
RECREATION/
ENTERTAINMENT
AND MORE

**GENERALLY BOUNDED BY
TRADITION PARKWAY (I-95 EXIT 118)
TO THE NORTH**

**BECKER ROAD (I-95 EXIT 114)
TO THE SOUTH**

**VILLAGE PARKWAY TO THE WEST
I-95 TO THE EAST**

3.7 MILES
OF I-95 FRONTAGE

EASY ACCESS
TO I95, FLORIDA'S TURNPIKE, AND US-1

Tradition Pkwy.

Gatlin Blvd.

Southern Grove

Cleveland Clinic Martin Health

Torrey Pines Institute

Oculus Surgical

Keiser University

TAMCO/City Electric Supply



Village Pkwy.



Tradition Center for Commerce

Becker Rd.

C-23 Canal

Tradition Center for Commerce

PHASE ONE

69 ACRES REMAINING

